

INDUSTRIAL PROPERTY FOR LEASE

2,000 +/- to 10,000 +/- SF Office/Warehouse Space Available

KING Industrial
Realty, Inc.



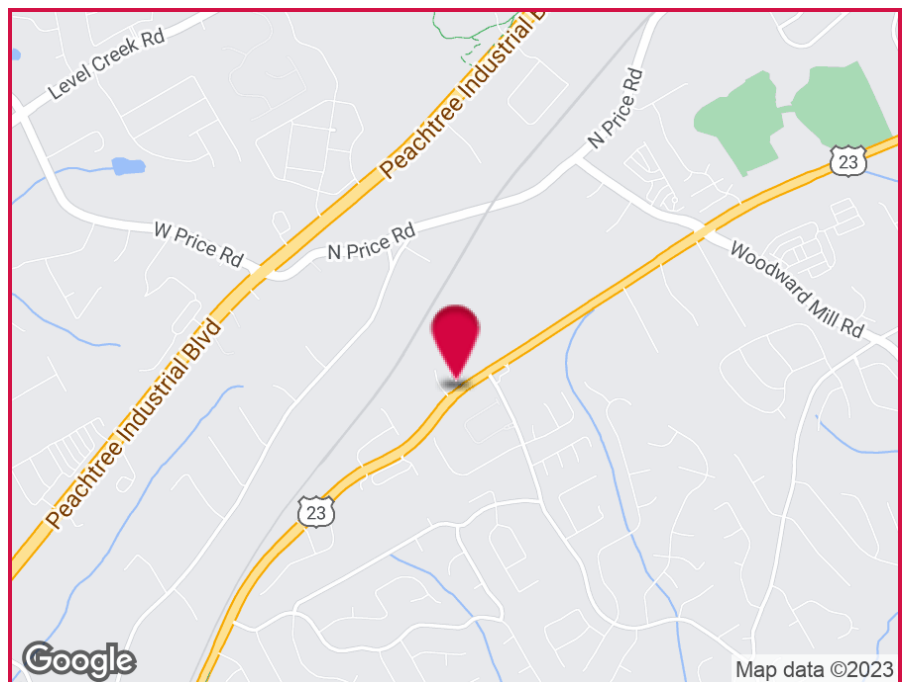
350 Buford Highway, Sugar Hill, GA 30518

OFFERING SUMMARY

Available SF: 2,000 - 10,000 SF
Building Size: 12,000 SF
Zoning: HM1

PROPERTY HIGHLIGHTS

- Suite 201: 8,000 +/- SF w/ 450 +/- SF Office
- 1 Drive-In Door; 1 Dock High
- 18' Clear Ceiling
- Suite 203: 2,000 +/- SF (100% Warehouse)
- 1 Restroom
- 1 Drive-In Door
- 18' Clear Ceiling



For More Information Contact:

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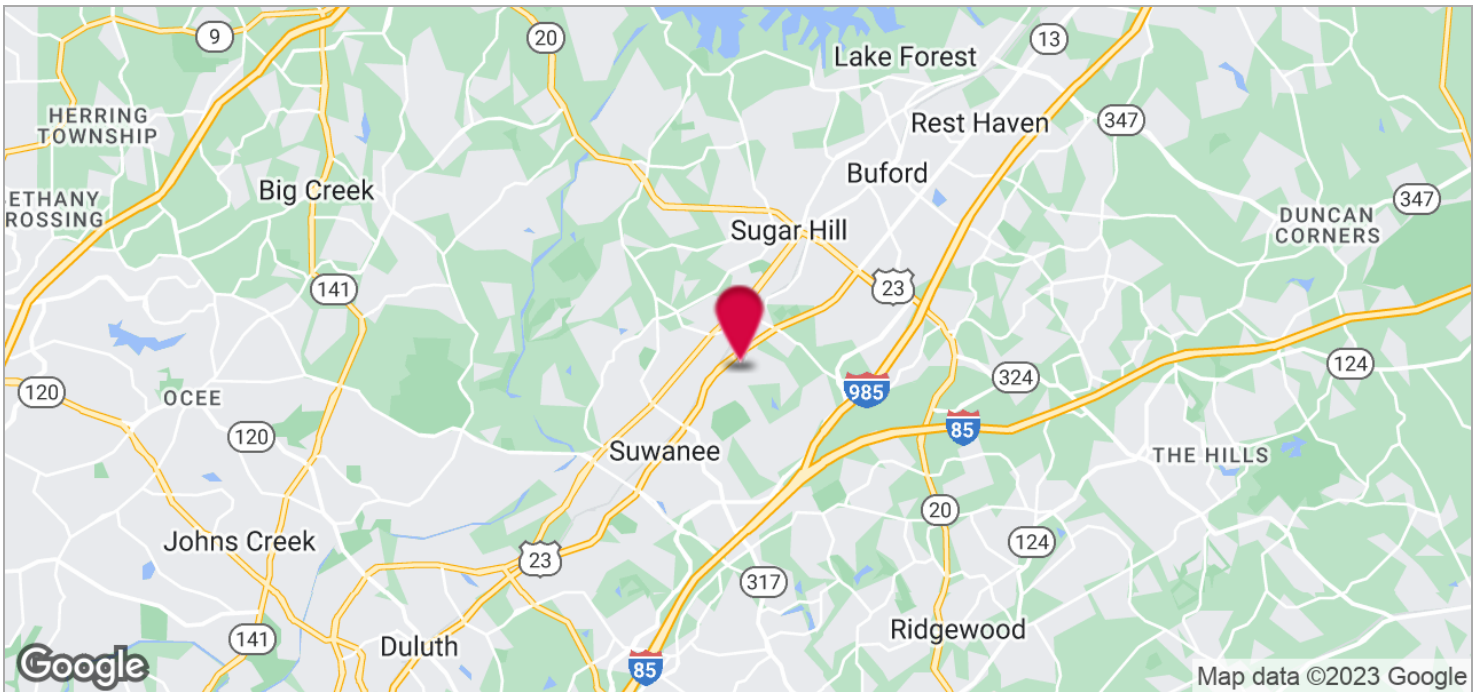
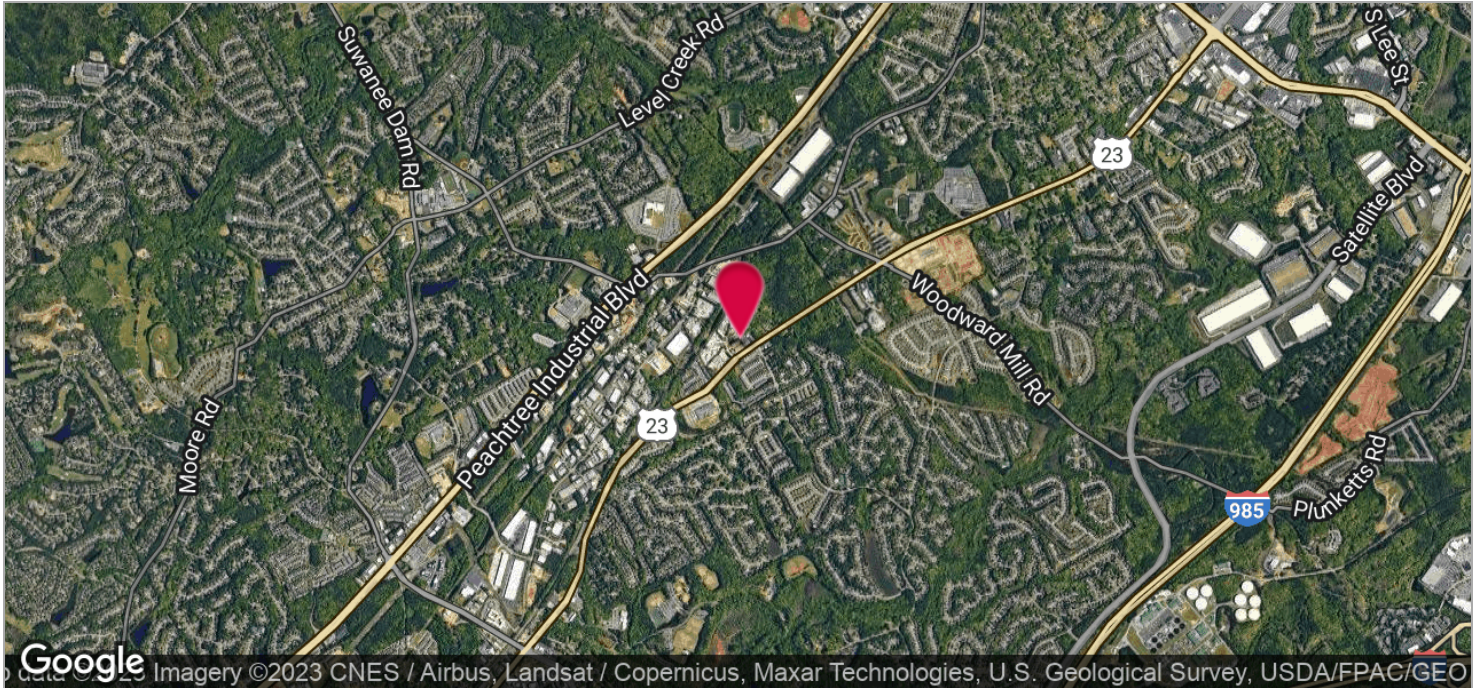
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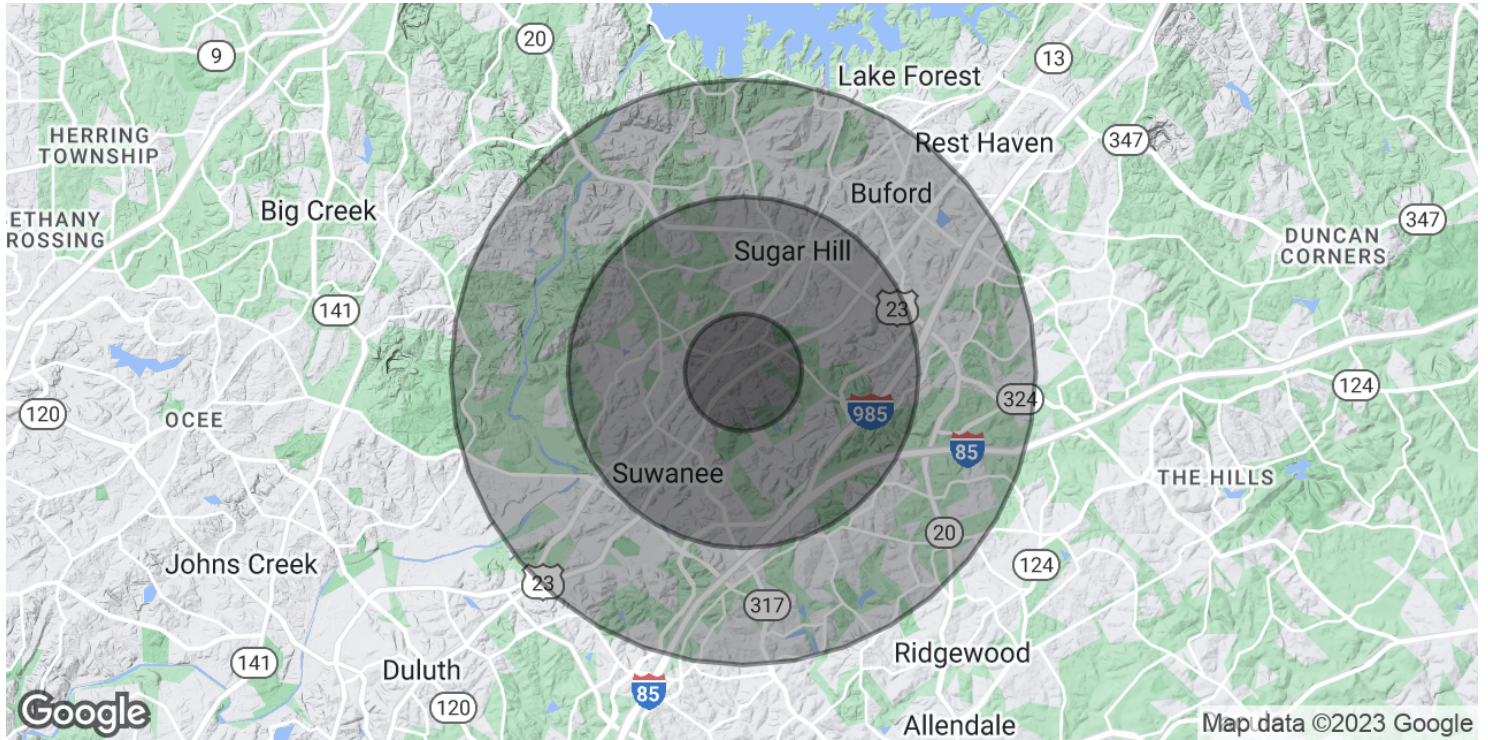
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,965	41,291	113,395
Average Age	36.4	35.4	35.0
Average Age (Male)	35.7	34.6	33.9
Average Age (Female)	36.9	36.1	36.1

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,590	13,585	37,227
# of Persons per HH	3.1	3.0	3.0
Average HH Income	\$101,913	\$99,539	\$95,656
Average House Value	\$428,051	\$359,563	\$309,297

* Demographic data derived from 2020 ACS - US Census

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